



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 17, 2015

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**CONSTRUCTION CONTRACT
DEPARTMENT OF BEACHES AND HARBORS
MARINA DEL REY BOATHOUSE REFURBISHMENT PROJECT
APPROVE REVISED BUDGET AND APPROPRIATION ADJUSTMENT
SPECS. 7061; CAPITAL PROJECT NO. 88939
(SUPERVISORIAL DISTRICT 4)
(3 VOTES)**

SUBJECT

Approval of the recommended actions will find the project revisions to the Marina del Rey Boathouse Refurbishment project exempt from the California Environmental Quality Act; approve the project revisions, revised total project budget, and appropriation adjustment; and authorize the Director of Public Works to deliver the project using a Board-approved job order contract.

IT IS RECOMMENDED THAT THE BOARD:

1. Find the project revisions for the Marina del Rey Boathouse Refurbishment project exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the project.
2. Approve the project revisions and revised total project budget of \$6,407,000 for the Marina del Rey Boathouse Refurbishment project.
3. Approve the Appropriation Adjustment to transfer \$3,627,000 from the Services and Supplies Marina Accumulative Capital Outlay Fund to fully fund the Marina del Rey Boathouse Refurbishment project, Capital Project No. 88939.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

33 December 1, 2015


PATRICK OZAWA
ACTING EXECUTIVE OFFICER

4. Authorize the Director of Public Works to deliver the revised Marina del Rey Boathouse Refurbishment project using a Board-approved job order contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the project revisions to the Marina del Rey Boathouse Refurbishment project exempt from the California Environmental Quality Act (CEQA); approve the project revisions, revised total project budget, and Appropriation Adjustment; and authorize the Director of Public Works to deliver the project using a Board-approved job order contract.

Background

The boathouse is located in Marina del Rey's Burton Chace Park and is operated and maintained by the Department of Beaches and Harbors. The boathouse is a 3-story, approximately 6,000 square foot building supported on an elevated pile foundation with three meeting rooms, one conference room, and restrooms. The Water Awareness, Training, Education, and Recreation (WATER) program is operated from this facility, which provides children with sailing and kayak safety, and equipment training. In addition, the facility has been used by the Fire Department lifeguards, the State of California's Department of Parks and Recreation, Boating and Waterways Division, and others for training sessions.

Original Project Scope

On February 2, 2010, the Board approved a \$2,780,000 project to upgrade and renovate the boathouse to comply with the Americans with Disabilities Act (ADA) requirements and current seismic standards.

Construction of the improvements began in May 2012. However, in February 2013 all construction work was suspended at the request of Beaches and Harbors. At that time, Beaches and Harbors determined that the proposed improvements were not consistent with the intended uses of the renovated building and requested revisions to the project.

Revised and Expanded Project Scope

The revised project will change the interior floor plan layout and repair and reconfigure the top roof deck as a public viewing area. These changes required the installation of a fire sprinkler system in the building. In addition, the project scope will be expanded to include site improvements to provide improved access to and around the boathouse, including resurfacing and restriping of the parking lot and construction of enhanced pedestrian walkways with associated landscaping improvements. As part of the landscaping improvements, approximately four existing unhealthy trees will be removed and 31 new trees will be planted, bio-swale retention basins will be incorporated, and

the existing promenade walkway along the southern side of Burton Chace Park will be extended in front of the boathouse to connect to the public parking lot on Parcel 77. This walkway extension will enhance the waterfront, add new and safer pedestrian access to the park and boathouse, and will incorporate ADA compliant paths of travel. Also, a new trash enclosure will be constructed in the parking lot area to serve the boathouse.

The revised and expanded project scope will increase the total project budget by \$3,627,000 to \$6,407,000.

Public Works is in the process of completing the redesign effort and obtaining the necessary jurisdictional approvals, and will construct the improvements using a Board-approved JOC. It is anticipated that construction will begin in March 2016 and be completed in December 2016.

Upon completion of the improvements, the renovated boathouse will house some of Beaches and Harbors' Boating Section, Recreation Section, and WATER Program staff; and will provide space for community meetings, private events, and educational classes. The facility will continue to serve as the WATER Program's youth sailing class headquarters, and will also serve as a kayak rental location for the public.

Green Building/Sustainable Design Program

The project will support the Board's Green Building/Sustainable Design Program by incorporating water-efficient plumbing fixtures and energy-efficient mechanical and electrical equipment as part of the refurbished boathouse building, and pervious concrete pavers for the new enhanced walkways and bio-retention basins as part of the new landscaping to infiltrate stormwater runoff from the resurfaced parking lot and enhanced walkway areas.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness/Fiscal Sustainability (Goal 1), Community Support and Responsiveness (Goal 2), and Integrated Services Delivery (Goal 3). These recommended actions support the Strategic Plan by investing in public infrastructure that will enhance cultural and recreational opportunities for County of Los Angeles residents and visitors.

FISCAL IMPACT/FINANCING

The revised total project budget is \$6,407,000, which includes a change order contingency of \$500,000.

Approval of the enclosed Appropriation Adjustment will transfer \$3,627,000 from the Services and Supplies Marina Accumulative Capital Outlay Fund to fully fund the Marina del Rey Boathouse Refurbishment project, Capital Project No. 88939. The project is entirely funded by the Marina Accumulative Capital Outlay Fund.

Operating Budget Impact

Following completion of the project, Beaches and Harbors does not anticipate any one-time, start-up costs and will fund the additional associated maintenance and operational costs with existing budgetary resources from its Operating Budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The redesigned project was presented to and approved by the Marina del Rey Design Control Board in March 2015.

In accordance with the Board's Civic Art Policy amended on August 11, 2015, the revised project budget includes 1 percent of design and construction costs to be allocated to the Civic Art Fund.

ENVIRONMENTAL DOCUMENTATION

On February 2, 2010, the Board found the project categorically exempt from CEQA, as the project involves repair, renovation, and minor alteration of existing public facilities with negligible or no expansion of use. A notice of exemption was filed with the Registrar-Recorder/County Clerk.

The project revisions, which include further reconfiguration and repairs of the building interior and roof deck area, resurfacing and restriping of the parking lot, and construction of enhanced pedestrian walkways, a trash enclosure, and landscaping improvements, are also exempt from CEQA because they involve minor alterations and repair to existing public facilities and the addition of new small accessory structures with negligible or no expansion of an existing use. As such, these project revisions are within certain classes of projects that have been determined not to have a significant effect on the environment in that they meet the criteria set forth in Section 15301 (a), (d), (f), and (l), 15303 (e), 15304 (b), and 15311 of the State CEQA Guidelines, and Classes 1 (c), (d), (i), and (n), 3(b), 4(c), and 11 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The project is not located in a sensitive environment and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project records.

Upon the Board's approval of the project revisions, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the CEQA Guidelines.

CONTRACTING PROCESS

Public Works is utilizing in-house staff and Board-approved as-needed consultants to complete the project redesign, and will carry out the construction using a Board-approved JOC.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects.

The boathouse is currently closed to the public and will remain closed during construction of the improvements. Beaches and Harbors will continue to relocate functions and events to other nearby County facilities in the marina.

CONCLUSION

Please return one adopted copy of this Board letter to the Department of Public Works, Project Management Division I.

Respectfully submitted,



GAIL FARBER
Director of Public Works

GF:DPH:mae

Enclosure

c: Arts Commission
Department of Beaches and Harbors
Chief Executive Office (Capital Programs Division)
County Counsel
Executive Office

COUNTY OF LOS ANGELES
REQUEST FOR APPROPRIATION ADJUSTMENT
DEPARTMENT OF BEACHES AND HARBORS

DEPT'S. NO. 055

October 21, 2015

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2015-16

3 - VOTES

SOURCES

MARINA REPLACEMENT ACO FUND
MA2 - BH - 2000- 65296
SERVICES AND SUPPLIES
DECREASE APPROPRIATION \$3,627,000

USES

MARINA DEL REY ACO
MARINA BOATHOUSE REFURBISHMENT
MA2 - CP - 6014 - 65051 - 88939
CAPITAL ASSETS - B & I
INCREASE APPROPRIATION \$3,627,000

SOURCES TOTAL: \$ 3,627,000

USES TOTAL: \$ 3,627,000

JUSTIFICATION

The appropriation adjustment reflects the transfer of \$3,627,000 from the Services and Supplies Marina Replacement Accumulative Capital Outlay Fund to fully fund the Marina del Rey Boathouse Refurbishment project (Capital Project No. 88939).

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Adriana Zarate-Lee
AUTHORIZED SIGNATURE Adriana Zarate-Lee, Head, Financial Services

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

33 DEC 01 2015

Patrick Ogawa
PATRICK OGAWA
ACTING EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR ---

- ACTION
- RECOMMENDATION

AUDITOR-CONTROLLER

BY *[Signature]*
Oct. 26 20 15

B.A. NO. 036

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY *[Signature]*
OCT 28 20 15